

Planning Commission

Regular Meeting of January 07, 2015

A regular meeting of the Planning Commission was called to order by Vice- Chairman Khatibi at 7:00 p.m., Wednesday, January 07, 2015, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Nikan Khatibi, Vice Chairman
Ryan Gallant
Jay Nelson

Commissioners Absent:

Staff Present: Konrad Bolowich, Assistant City Manager
Richard Holdaway, City Attorney

Vice-Chairman Khatibi led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Vice-Chairman.

1. GENERAL PLAN AMENDMENT (GPA 14-075), PRE-ZONE (ZMA 14-076); ANNEXATION (ANX 14-074) AND TENTATIVE TRACT MAP (TTM 14-073)

The Project Site is currently located within the County of San Bernardino and Loma Linda's Sphere of Influence on the east side of California Street, between Orange Avenue and Citrus Avenue.

The Project Proponent is requesting approval of:

- 1) A General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the Bell Property;
- 2) A Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property;
- 3) An Annexation application to annex the entire Project Site (both properties) into the City of Loma Linda for water and sewer service; and
- 4) Approval of Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell property into 35 single-family residences and four (4) common lettered lots.

Motion by Gallant, seconded by Nelson and carried to continue GENERAL PLAN AMENDMENT (GPA 14-075), PRE-ZONE (ZMA 14-076); ANNEXATION (ANX 14-074) AND TENTATIVE TRACT MAP (TTM 14-073) to the Planning Commission meeting of March 04, 2015

2. VARIANCE NO. VA – 14-157

A variance request for relief from Section 17.18.030(36) of the Loma Linda Municipal Code (LLMC) which limits the height of a monument sign to six feet, and Section 17.18.140 (Permitted Signs), amount of wall signage allowed. The proposed monument sign will have a maximum height of 8-feet measured from the ground up. The proposed

signage is for the Holiday Inn Express, which is currently under construction at 25222 Redlands Blvd, in the East Valley Corridor Specific Plan – General Commercial Zone.

ACM Bolowich presented the staff report into evidence, reviewing the site plan, existing setting, and the requested change. Applicant is requesting to install an 8-foot high, 32-square foot monument sign at the entrance of the subject site. Due to the unique lot configuration, the hotel will not have adequate street presence along Redlands Boulevard. Construction of the sign will not impede any existing access points to the site nor will it take away parking for the existing use. The sign will be located within a recently approved landscape planter area. Relative to the size of the lot and the building, the proposed monument sign would not look out of scale

Vice-Chairman Khatibi opened the Public Hearing.

Public speaker Dick Wiley shared his concern with vandalism-graffiti on the sign. He suggested that the sign be made in a material that can easily be cleaned.

Vice-Chairman Khatibi closed the Public Hearing.

Discussion ensued with Planning Commissioners, Staff and applicant, Hiral Patel – Holiday Inn Express/Loma Linda. Commissioner Nelson mentioned that the proposed sign will give the project identity and great visibility.

Motion by Gallant seconded by Nelson and carried unanimously to approve VARIANCE No. 14-142 subject to the conditions of approval.

APPROVAL OF MINUTES – December 03, 2014

Motion by Nelson, seconded by Gallant and carried unanimously to approve the minutes of December 03, 2014.

REPORTS BY STAFF

No report from staff.

The meeting adjourned at 7:15 p.m.

Nataly Alvizar
Administrative Specialist I